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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mscmda@tn.gov.in, Web site: www.cmdachennai.gov.in

Letter No. C3 (N)/553/2020, Dated: 17.12.2021

To

The Commissioner,
Greater Chennai Corporation,
"Ripon Buildings",
Chennai – 600 003.

Sir,

Sub: CMDA – Area Plans Unit – MSB (North) Division – Planning Permission Application for the proposed construction of High Rise Residential Group Development building with **5 Blocks** consisting **Block-1**: Stilt Floor + 14 Floor with 224 dwelling units; **Block-2, 3 & 4**: Stilt Floor + 14 Floor with 252 dwelling units in each Block and **Block-5**: Stilt Floor + 14 Floor with 280 dwelling units, **totally 1260 Dwelling Units (10 Units used for Refuge Area)** comprised in S.Nos.347 part, 348 part and 349 part of Edayanchavadi Village, Ponneri Taluk, Thiruvallur District, Chennai, within Greater Chennai Corporation limit applied by **The Chief Engineer, TNUHDB, Chennai** – Approved – Reg.

Ref :
1. PPA received in CMDA/PC/HRB/N/553/2020, dated 09.10.2020.
2. This office letter dated 27.10.2020 addressed to the DF&RS and Traffic Police Dept.,
3. Applicant letter dated 02.12.2020 along with NOC issued by AAI.
4. NOC from AAI issued in NOC ID: CHEN/SOUTH/B/102120/507701, dated 19.11.2020 (Permitted Top Elevation of 52.15m AMSL)
5. Minutes of the 258th MSB Panel meeting held on 03.12.2020
6. This office letter dated 14.12.2020 addressed to the Government.
7. This office letter dated 14.12.2020.
8. Government Letter (Ms) No. 192 H & UD (UD 1) Dept. dated 30.12.2020.
9. NOC from DF & RS issued in letter R.Dis.No.12609/C1/2020, PP.NOC.No.117/2020,dated 08.12.2020.
10. NOC from Police (Traffic) issued in letter Rc. No. Tr./License/918/19980/2020, dated 06.01.2021.
11. Applicant letter dated 08.02.2021 along with revised plan and particulars.

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12. This office DC advice even no. dated 19.02.2021.
13. Applicant letter dated 04.03.2021 along with receipt for remittance of DC charges.
14. NOC from PWD-WRD Dept issued in Letter No.DB/T5(3)/F-Manali TNSCB/2021/M/25.02.2021 on inundation point of view.
15. Applicant letter received on 24.03.2021 along with structural design drawing vetted by Anna University.
16. This office letter even no. dated 08.04.2021.
17. Applicant letter dated 17.08.2021 enclosing EIA Clearance.
18. EIA Clearance issued in Letter No. SEIAA – TN/F.No.8027/EC/8(a)/778/2021, dated 09.08.2021.
19. This office reminder letter even no. dated 23.08.2021.
20. Applicant letter dated 06.10.2021 enclosing certain particulars.
21. Letter No.EE/O&M/TPT/AE-CAUP/F.MNT Land/D.No.335/21, dated 30.09.2021 from Executive Engineer/O & M, TANGEDCO, Tondiarpet, CEDC/North, Chennai - 21.
22. Copy of STP Design sufficiency certificate issued by M/s. Eco Tech Labs Pvt. Ltd along with design calculations and sketch.
23. Copy of Structural Stability Certificate and structural drawings for the proposed construction vetted and issued by Dr. R. Senthil, Professor and Head, Division of Structural Engineering, Department of Civil Engineering, Anna University.
24. U.O. Note No. NT1/2506/2013, dated 01.11.2021 received from the Chief Planner, AD Unit.

*****

The Planning Permission Application for the proposed construction of High Rise Residential Group Development building with **5 Blocks** consisting **Block-1**: Stilt Floor + 14 Floor with 224 dwelling units; **Block-2, 3 & 4**: Stilt Floor + 14 Floor with 252 dwelling units in each Block and **Block-5**: Stilt Floor + 14 Floor with 280 dwelling units, **totally 1260 Dwelling Units (10 Units used for Refuge Area)** comprised in S.Nos.347 part, 348 part and 349 part of Edayanchavadi Village, Ponneri Taluk, Thiruvallur District, Chennai, within Greater Chennai Corporation limit applied by **The Chief Engineer, TNUHDB, Chennai** has been examined and Planning Permission is issued based on the Government approval orders issued in the reference 8th cited subject to the usual conditions put-forth by CMDA including compliance of conditions listed by other Government Agencies in the references 4th, 9th, 10th, 12th, 14th and 18th cited.

2. The applicant has obtained consent letter given by the Executive Engineer /O & M, TANGEDCO, Tondiarpet, CEDC/North, Chennai-21, in Letter No. EE/O&M/TPT/AE-CAUP/F.MNTLand/D.No.335/21, dated 30.09.2021 to receive an extent of 850 sq.m of land in Manali New Town, Edayanchavadi Village, Chennai through gift deed for making arrangements to acquire the land for providing EB Substation.

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3. The applicant has remitted the following charges in the reference 19th cited vide **Receipt No. B0018674, dt. 26.02.2021.** The details of DC & Other charges remitted by the applicant are as follows:

Development Charges	**Rs. 7,40,000/-** (Rupees Seven Lakh and Forty Thousand only)
MIDC to CMWSSB **	**Rs. 95,20,000/-** (Rupees Ninety Five Lakhs Twenty Thousand only)
Flag day contribution	**Rs. 500/-** (Rupees Five Hundred only)

4. The applicant has to comply with all the conditions stipulated in the NOCs issued by the DF&RS, Police (Traffic), AAI, PWD and EIA Clearance. In this regard, the applicant has also furnished an undertaking to abide by the terms and conditions put forth by CMDA and for the conditions put forth by DF&RS, Police (Traffic), AAI, PWD and EIA Clearance in the reference 11th & 20th cited.

5. The Promoter has to submit the necessary sanitary application directly to CMWSSB and only after due sanction he can commence the internal sewer works.

In respect of water supply, it may be possible for CMWSSB to extend water supply to a single sump for the above premises for purpose of drinking and cooking only and confined to 5 persons per dwelling at the rate of 100 lpcd. In respect of requirement of water for other uses, the applicant has to ensure that he can make alternate arrangements. In this case also, the applicant should apply for the water connection, after approval of the sanitary proposal and internal works should be taken up only after the approval of the water application. It shall be ensured that all wells, overhead tanks are hermitically sealed with properly protected vents to avoid mosquito menace. Non provision of rain water harvest structures shown in the approved plans to the satisfaction of the Authority will also be considered as a deviation to the approved plans and violation of TNCD&BR - 2019 and enforcement action will be taken against such development.

6. Planning Permission for buildings is issued in accordance with the provisions of the Town & Country Planning Act, 1971 and the rules made there under. This provision does not cover the Structural Stability aspect of the building including the safety during the construction. However, these aspects are covered under the provisions of the Local Bodies Act.

As far as, the Structural Stability aspect of the building is concerned, it falls within the jurisdiction of the Local Body concerned as stated in the connected Building Rules under the respective Local Body Act 1920, such as Madras City Municipal Corporation Act 1919, Tamil Nadu District Municipality Act, Tamil Nadu Panchayat Act. The Planning Permission issued under the provision of Tamil Nadu Town & Country Planning Act 1971, does not cover the Structural Stability aspect. However, it is the sole responsibility of the applicant / developer / Power Agent and the Structural Engineers / Registered Engineers / Architects who has signed in the plan to ensure the safety during construction and after construction and also for its

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continued structural stability of the buildings. In this regard, the applicant along with the Architect, Structural Engineer, Geo – Technical consultant and Construction Engineer has furnished undertaking in Form – C format.

The applicant has also furnished Structural design drawing for the proposed building vetted by Dr. R. Senthil, Professor and Head, Division of Structural Engineering, Department of Civil Engineering, Anna University in the reference 23rd cited.

7. Issuance of Planning Permission by CMDA under the statutory provisions does not confirm any ownership or title over the property, in favour of the applicant. Before issuing planning permission for any development, CMDA in this regard, checks only the aspect of applicant's right over the site under reference to make the development thereon based on the copies of the documents (such as Sale Deed, Patta, Lease Deed, Gift Deed etc., and GPA) furnished by the applicant along with his /her application to prove the same. Thus, CMDA primarily consider only the aspect on whether the applicant prima facie has a right to carry out development on the site under reference.

Any person who acquires interest in the property shall ensure independently about the ownership and the applicant's right before acquiring the same. Further, if any individual claim right (or) title over the property he / she / they shall have to prove it before the appropriate / competent Court to decide on the ownership or get the matter settled in the Court of Law and CMDA is not the competent authority to decide on this matter.

8. The applicant shall be responsible to ensure that the Building/ Structure in the adjoining site are not weakened/ damaged during the construction of Basement floor and also to provide lighting & ventilation and protection from the fire to the satisfaction of Director of Fire and Rescue Service.

9. Applicant has to erect temporary lightning arrester during the entire construction phase of the project.

10. All other statutory clearance as applicable to this project shall be obtained by the project proponent from the competent Authority.

11. The Executive Authority of Local Body before issuing Building Permit for the construction of new building shall ensure if it has a provision in the building design itself for an insulated pipeline from the rooftop in the building to various distribution points where hot water is required. The new building shall have provision for continuous water supply to the solar water heating system. The new building shall also have open space on the roof top to receive direct sun light. The load bearing capacity of the roof shall atleast be 50 Kilogram per Sq.m. All new buildings shall have solar assisted water hearing system installed before they are utilized for business or other activity.

The capacity of solar water assisted water heating system to be installed shall be decided in consultation with the Executive Authority. The recommended minimum capacity shall not be less than 25 Litres per person per day for each bath room and kitchen subject to

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the condition that maximum of 50 percent of the total roof area is provided with the system as per norms to be fixed by the Tamil Nadu Energy Development Agency from time to time.

12. **The applicant shall reserve 1/3rd open Terrace Area for erection of Solar Photo Voltaic Panel and the same has to be ensured before issue of Completion Certificate.**

13. **As per G.O.(Ms) No.112, H&UD Department dt.22.06.2017, the promoter has to advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it, only after registering the Real Estate Project with the Real Estate Regulatory Authority.**

14. **CCTV Camera to be installed at regular interval of 50.00 m along the road which is abutting the site boundaries before issue of Completion Certificate. In this regard the applicant has furnished an undertaking.**

15. **The applicant is requested to intimate the Enforcement Cell, CMDA at all the stages of construction of building viz., namely (i) Commencement of construction, (ii) Plinth level and (iii) Last Storey and apply for Completion Certificate along with order of continuance accorded for different stages by CMDA.**

16. Two sets of plan for the proposed development is approved and numbered as Planning Permission No. **C/PP/MSB/61(A to J)/2021,** dated **17.12.2021** in **Permit No.14515** are sent herewith. The Planning Permission is valid for the period from **17.12.2021** to **16.12.2026.**

17. **This Planning Permission is issued under New Rule TNCD&BR 2019 subject to final outcome of the W.P. (MD) No. 8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.**

18. The Commissioner, Greater Chennai Corporation is requested to take necessary further action for issue of Building Permit under the Local Body Act.

19. This Planning Permission is not final. The applicant has to commence the project only after obtaining necessary Building Permit under the Local Body Act.

Yours faithfully,

20/12/2021

for **MEMBER-SECRETARY**

20/12/2021

Encl :

1. Two copies approved plan
2. Two copies of Planning Permission

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Copy to:

1. **The Chief Engineer,**
   Tamil Nadu Human Habitat Development Board,
   No. 5, Kamarajar Saalai, Chennai – 600 005.
2. The Deputy Planner, Enforcement Cell (N), CMDA, Chennai-8
   (with one set of approved plans)
3. The Commissioner of Income Tax,
   No.108, Mahatma Gandhi Road, Nungambakkam, Chennai-34.
4. The Director of Fire & Rescue Service P.B.No.776,
   Egmore, Chennai-8. (with one set of approved plans)
5. The Chief Engineer, CMWSSB,
   No.1 Pumping Station Road, Chintadripet, Chennai-2.
6. The Additional Commissioner of Police (Traffic),
   Egmore, Chennai-8.
7. The Chief Engineer, TNEB, Chennai-2.
8. Tmt. M. Manju, B.Arch., M.S. (Construction Management)
   Registered Architect Grade – I (CMDA Regn. No. RA/GR.I/19/08/333)
   Metaphor Architects Pvt. Ltd
   02/PC6, 2nd Floor, Mogappair West,
   Chennai - 37.
9. Dr. R. Senthil
   Professor and Head, Division of Structural Engineering
   Department of Civil Engineering,
   Anna University, Chennai – 600 025.

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DIVISION-I, TNUHDB

பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation
நகரமைப்பு பிரிவு
Town Planning Section-Works
கட்டிட அனுமதி
Building Permission
(1919 ஆம்ஆண்டின் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவின் படி)
(1919 MCMC Act Section 238)

கட்டிட அனுமதி எண்/ Building Plan No		திட்ட அனுமதி எண்/Plan Submission No	
CEBA/WDCN02/00048/2022		C3(N)/553/2020 - 17/12/2021	
மண்டலம் / Zone	வார்டு / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N02	N015	07/02/2022	11/01/2022
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		THE CHIEF ENGINEER-TAMIL NADU HUMAN HABITAT DEVELOPMENT BOARD, No:5, KAMARAJAR SALAI, CHENNAI- 600008.	
மேம்பாட்டு தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Survey No:347 PART, 348 PART,349 PART, BLOCK-150 FEET ROAD,MANALI NEW TOWN,EDYANCHAVADI,Edayanchavadi, Chennai,	
Building License Fees			5418600
Scrutiny Fees			600
Workers Welfare Board			6579000
மொத்தக் கட்டணம்/ Total (In Rs.)			11998200

Amount (in words): Rupees One Crore Nineteen Lakhs Ninety Eight Thousands Two Hundred Only

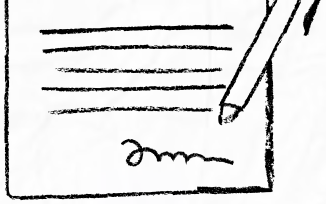
Payment Details:
DD Number: 002989 Amount (In Rs.): 11998200 Date: 02/02/2022 Bank: HDFC BANK

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்புதலிக்கப்பட்ட வரைபட நகலின்படி அனுமதி
Sanctioned for Building Permit for CMDA Approved Plan Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

அனுமதி கால முடிவு 06/02/2027
Permit Valid upto 06/02/2027

Digitally Signed by K Sundararajan
Date: 07-Feb-2022 (16:26:17)
Executive Engineer (T.P.)

EXECUTIVE ENGINEER
DIVISION-I, TNUHDB



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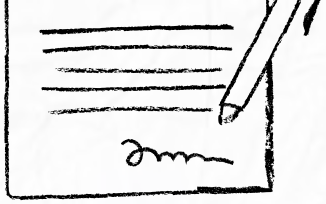

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